

STURGES  
LONDON

6-8 Charles Clowes Walk, Nine Elms, London  
£4,000 Per calendar month



- Loft-style development situated in the exciting Riverside District, located near to Battersea Power Station
- Available furnished or unfurnished
- Features include CCTV, Video Phone Entry, Wifi and Smart TV
- Porter, Concierge, Shops, Sports Facilities plus Cinema Media Room
- Secure Underground Parking & Bike Storage
- Fully fitted AEG appliances
- Floor to ceiling windows with stunning London views
- Excellent transport links including new Northern Line stations, Clipper service and dedicated cycle lanes



STURGES  
LONDON



## 6-8 Charles Clowes Walk, London

Located in an elegant Manhattan loft-style development, this two-bedroom, two-bathroom interior designed contemporary apartment with far-reaching views from private balconies and luxurious amenities, is situated in the heart of Nine Elms, London's newest and exciting riverside district. Thornes House is close to the American Embassy and Battersea Power Station, yet you can be in central London in minutes.

The apartment comprises a spacious reception room complete with Samsung Smart TVs with Bose sound bars alongside a private winter garden creating a further living area. The reception room is open plan with a fully fitted kitchen featuring integrated AEG appliances with floor to ceiling windows providing far reaching views across London. The apartment offers two double-bedrooms, two-bathrooms, one of which is an en-suite bathroom from the master bedroom. The apartment also benefits from ample storage space.

**Local Authority:**

**Council Tax Band:** F

**Lease:** Add text here

**Service Charges:** Add text here

**Ground Rent:** Add text here

**STURGES**  
LONDON



EIGHTH FLOOR

APPROX. GROSS INTERNAL AREA\*  
 Apartment - 886 Ft<sup>2</sup> - 82.31 M<sup>2</sup>  
 Balcony - 42 Ft<sup>2</sup> - 3.90 M<sup>2</sup>

Property Details:  
**APARTMENT 43**  
**THORNES HOUSE**  
**4 CHARLES CLOWES WALK**  
**LONDON**  
**SW11 7AG**

Plans Drawn: 29.01.2019

Surveyed and Drawn By:

**BKR**

Hideaway Work Space  
 1 Empire Mews  
 London  
 SW16 2BF

Tel: 0345 257 2023  
 info@bkrfloorplans.co.uk  
 www.bkrfloorplans.co.uk

© BKR 2019

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**For more information, please contact:**

(Tel) 020 3393 2002

(Email) [hello@sturgeslondon.co.uk](mailto:hello@sturgeslondon.co.uk)

668 Fulham Road, Parsons Green, London, SW6 5RX

[sturgeslondon.co.uk](http://sturgeslondon.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.